

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-34602 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-34600, ZON-34601, VAR-34605, SUP-34604, SUP-34606 AND SUP-34608 - PUBLIC HEARING - APPLICANT/OWNER: THE LAKES LUTHERAN CHURCH - Request for a Site Development Plan Review FOR A PROPOSED 50-FOOT TALL, FOUR-STORY 33-UNIT SENIOR CITIZEN APARTMENTS; 41-UNIT ASSISTED LIVING APARTMENTS; 22-BED CONVALESCENT CARE FACILITY/NURSING HOME; CHILD CARE FACILITY AND EXPANSION TO AN EXISTING CHURCH/HOUSE OF WORSHIP on 3.88 acres at 8200 West Sahara Avenue (APN 163-04-408-003), C-V (Civic) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 2 (Wolfson). Staff recommends DENIAL. The Planning Commission (5-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

7

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Backup referenced from the July 9, 2009 Planning Commission Meeting Item 28

Motion made by STEVE WOLFSON to Approve subject to conditions and amending Condition 6 as read for the record:

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: Provide four, five-gallon shrubs for each required tree within landscape buffer areas and parking lot landscape islands. A total of 13, 24-inch box

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trees shall be provided within the south landscape buffer area and 24, 24-inch box trees shall be provided within the east landscape buffer area, spaced a maximum of 20 feet on-center.

Pursuant to Title 19.12.040(B)(1), all required trees along the north perimeter shall be provided within the required 15-foot landscape buffer. Pursuant to Title 19.12.040(B)(5), ground covers shall be installed in all landscaped areas. Provide Parking Lot screening in accordance with the requirements of Title 19.10.010(J)(11) for all parking areas visible from a public right-of-way. The final palette of trees planted on the north property line shall be reviewed by Planning and Development to ensure fast-growing year-round coverage to screen.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

RICKI Y. BARLOW, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN,
GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None);
(Excused-STAVROS S. ANTHONY)

Minutes:

See Item 117 for related discussion and Item 120 for related backup.

